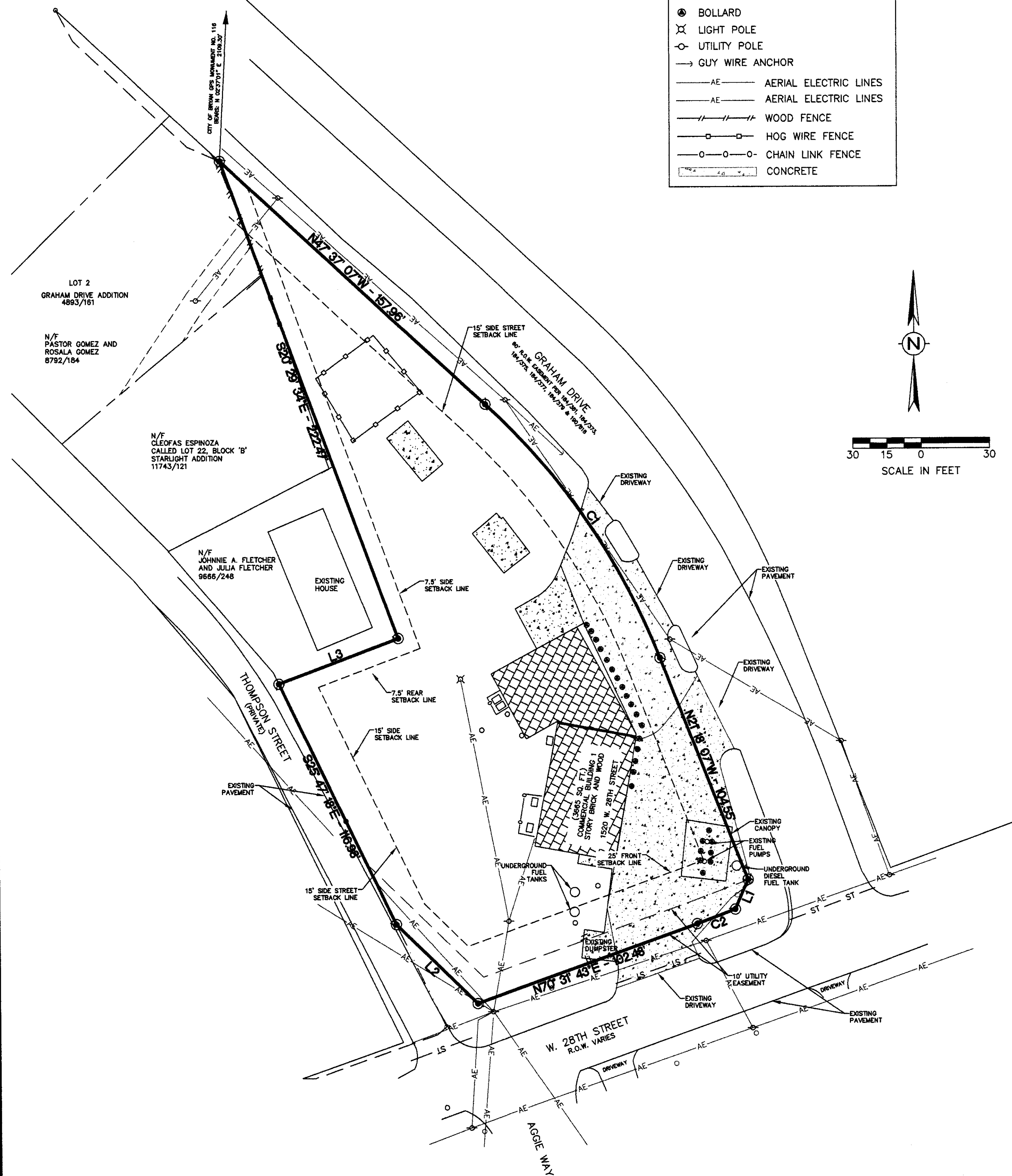
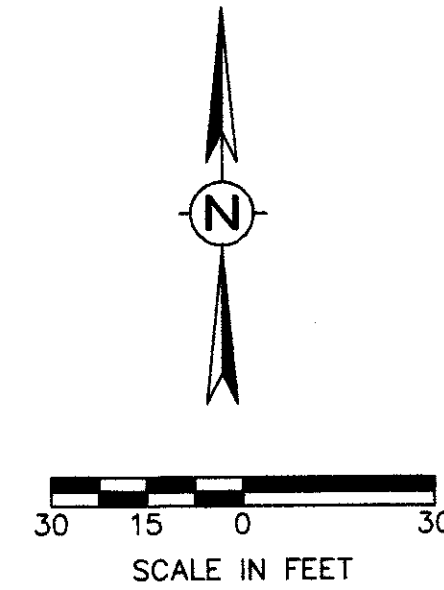


# EXISTING SITE PLAN

LEGEND	
●	BOLLARD
⊗	LIGHT POLE
○	UTILITY POLE
→	GUY WIRE ANCHOR
— AE —	AERIAL ELECTRIC LINES
— AE —	AERIAL ELECTRIC LINES
— W —	WOOD FENCE
— H —	HOG WIRE FENCE
— C —	CHAIN LINK FENCE
—	CONCRETE

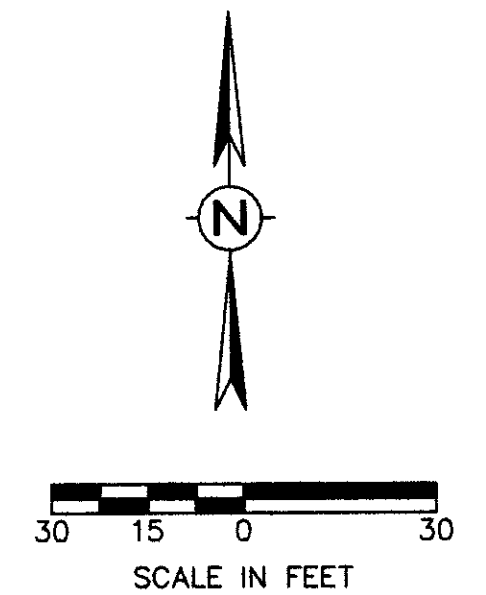


LINE #	LENGTH	DIRECTION
L1	14.12'	N23° 40' 34"E
L2	49.82'	S45° 40' 22"E
L3	56.16'	S69° 30' 28"W

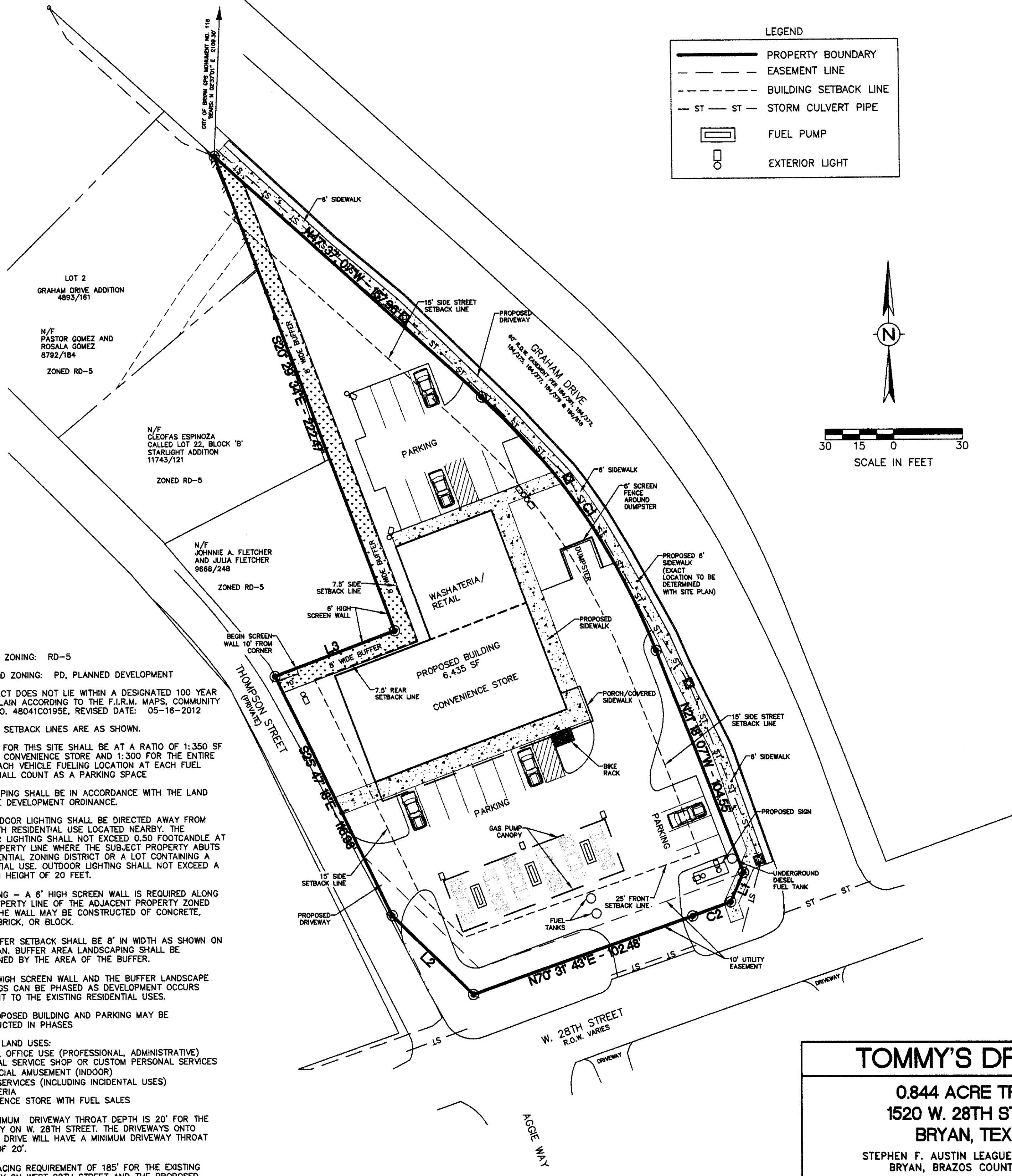
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	135.87'	285.81'	028°19'07"	88.15'	134.88'	N34°27'37"W
C2	17.88'	897.74'	001°28'08"	8.94'	17.80'	N89°47'41"E

# CONCEPT PLAN

LEGEND	
—	PROPERTY BOUNDARY
---	EASEMENT LINE
---	BUILDING SETBACK LINE
— ST —	STORM CULVERT PIPE
⊞	FUEL PUMP
⊞	EXTERIOR LIGHT



- NOTES:
1. CURRENT ZONING: RD-5
  2. PROPOSED ZONING: PD, PLANNED DEVELOPMENT
  3. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.J.R.M. MAPS, COMMUNITY PANEL NO. 48041001SE, REVISED DATE: 05-16-2012
  4. BUILDING SETBACK LINES ARE AS SHOWN.
  5. PARKING FOR THIS SITE SHALL BE AT A RATIO OF 1:350 SF FOR THE CONVENIENCE STORE AND 1:300 FOR THE ENTIRE SITE. EACH VEHICLE FUELING LOCATION AT EACH FUEL PUMP SHALL COUNT AS A PARKING SPACE
  6. LANDSCAPING SHALL BE IN ACCORDANCE WITH THE LAND AND SITE DEVELOPMENT ORDINANCE.
  7. THE OUTDOOR LIGHTING SHALL BE DIRECTED AWAY FROM LOTS WITH RESIDENTIAL USE LOCATED NEARBY. THE OUTDOOR LIGHTING SHALL NOT EXCEED 0.50 FOOTCANDLE AT THE PROPERTY LINE WHERE THE SUBJECT PROPERTY ADJUTS A RESIDENTIAL ZONING DISTRICT OR A LOT CONTAINING A RESIDENTIAL USE. OUTDOOR LIGHTING SHALL NOT EXCEED A MAXIMUM HEIGHT OF 20 FEET.
  8. SCREENING - A 6' HIGH SCREEN WALL IS REQUIRED ALONG THE PROPERTY LINE OF THE ADJACENT PROPERTY ZONED RD-5. THE WALL MAY BE CONSTRUCTED OF CONCRETE, STONE, BRICK, OR BLOCK.
  9. THE BUFFER SETBACK SHALL BE 8' IN WIDTH AS SHOWN ON THIS PLAN. BUFFER AREA LANDSCAPING SHALL BE DETERMINED BY THE AREA OF THE BUFFER.
  10. THE 6' HIGH SCREEN WALL AND THE BUFFER LANDSCAPE PLANTINGS CAN BE PHASED AS DEVELOPMENT OCCURS ADJACENT TO THE EXISTING RESIDENTIAL USES.
  11. THE PROPOSED BUILDING AND PARKING MAY BE CONSTRUCTED IN PHASES
  12. LIST OF LAND USES:
    - GENERAL OFFICE USE (PROFESSIONAL, ADMINISTRATIVE)
    - PERSONAL SERVICE SHOP OR CUSTOM PERSONAL SERVICES
    - COMMERCIAL AMUSEMENT (INDOOR)
    - RETAIL SERVICES (INCLUDING INCIDENTAL USES)
    - WASHATERIA
    - CONVENIENCE STORE WITH FUEL SALES
  13. THE MINIMUM DRIVEWAY THROAT DEPTH IS 20' FOR THE DRIVEWAY ON W. 28TH STREET. THE DRIVEWAYS ONTO GRAHAM DRIVE WILL HAVE A MINIMUM DRIVEWAY THROAT DEPTH OF 20'.
  14. THE SPACING REQUIREMENT OF 185' FOR THE EXISTING DRIVEWAY ON WEST 28TH STREET AND THE PROPOSED DRIVEWAYS ON GRAHAM DRIVE AND THOMPSON STREET WILL NOT BE MET. THE DRIVEWAY LOCATIONS ARE AS SHOWN ON THIS CONCEPT PLAN.



## TOMMY'S DRIVE-IN

0.844 ACRE TRACT  
1520 W. 28TH STREET  
BRYAN, TEXAS

STEPHEN F. AUSTIN LEAGUE NO. 9, A-62  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=30'

OWNER:

AAA & FAMILY LLC  
% SHAMSUDDIN KASAMALI  
306 LANESBURG LN  
COLLEGE STATION, TX 77845-3901

JANUARY 2014

SURVEYOR:

KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TEXAS 77803  
(979) 268-3195

ENGINEER:

SCHULTZ ENGINEERING, LLC  
PO BOX 11995  
COLLEGE STATION, TX 77842  
(979)764-3900

**Schultz Engineering, LLC**  
2730 Longmire, Suite A  
College Station, Texas 77845  
979.764.3900

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	13-281	JANUARY 2014

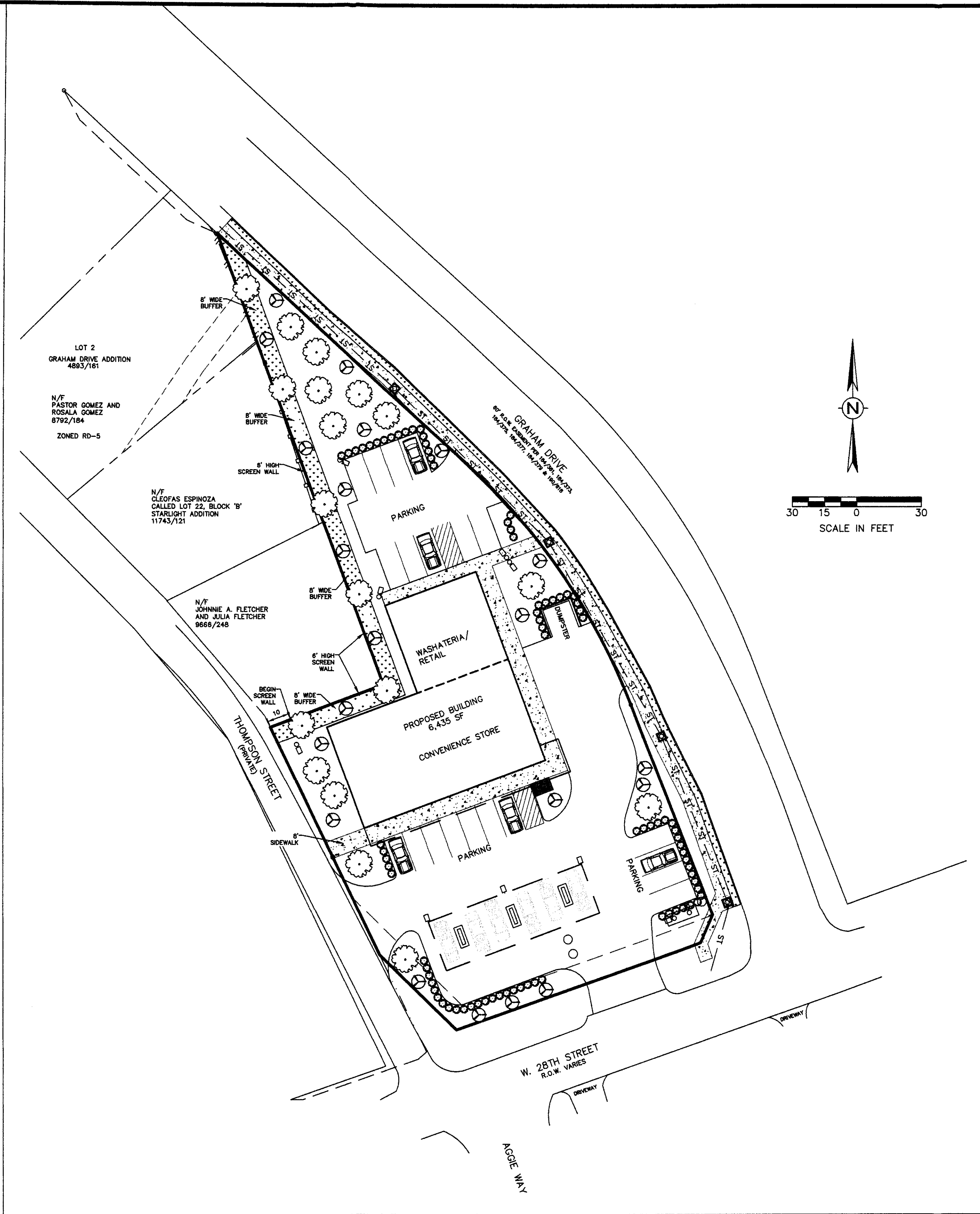
**TOMMY'S DRIVE-IN**  
1520 W. 28TH STREET  
BRYAN, TEXAS

**DEVELOPMENT SITE  
PLAN**

SCALE	
VERTICAL	N/A
HORIZONTAL	1"=30'
PLOTTING SCALE:	1:1
FILE NAME:	13-281

EXHIBIT  
**1**





PLANTING LEGEND

LANDSCAPE POINTS					
SYMBOL	SIZE	NAME & TYPE	QUANTITY	POINT VALUE	TOTAL POINTS
	1.5 - 3" CAL	LIVE OAK (Quercus virginiana) CANOPY	12	200 SF	2,400
	3" CAL	CREPE MYRTLE (Lagerstroemia indica) NON-CANOPY	16	150 SF	2,400
	5 GAL.	WAXLEAF LIGUSTRUM (ligustrum japonicum) SHURB	82	10 SF	820
TOTAL:					5,620

LANDSCAPE POINTS - BUFFER AREA

SYMBOL	SIZE	NAME & TYPE	QUANTITY	POINT VALUE	TOTAL POINTS
	1.5 - 3" CAL	LIVE OAK (Quercus virginiana) CANOPY	6	250 SF	1,500
	1.5-3" CAL	CREPE MYRTLE (Lagerstroemia indica) NON-CANOPY	5	150 SF	1,050
TOTAL:					2,250

LEGEND



LANDSCAPE CALCULATION

DEVELOPED AREA 36,753 SF  
15% = 5,513 SF REQUIRED LANDSCAPING  
BUFFER AREA 2,228 SF  
BUFFER LANDSCAPING PROVIDED 2,250 SF

EXISTING CANOPY TREES:  
NONE

TREE LANDSCAPING REQUIREMENTS:  
MIN. 50% OF 5,513 SF = 2,757 SF MIN. AS TREES  
MIN. 50% OF 2,757 SF = 1,378 SF MIN. AS CANOPY TREES

TREE SIZE REQUIREMENTS:  
FOR CANOPY TREES -  
6' MIN. HEIGHT  
1.5" - 3" TRUNK DIA., MEASURED 12" FROM BASE (200 SF EA)  
> 3" TRUNK DIA., MEASURED 12" FROM BASE (350 SF EA)  
FOR NON-CANOPY TREES -  
6' MIN. HEIGHT  
1.5" - 3" TRUNK DIA., MEASURED 12" FROM BASE (150 SF EA)  
> 3" TRUNK DIA., MEASURED 12" FROM BASE (225 SF EA)

FOR SHRUBS -  
< 2 GAL. (5 SF EA)  
2 - 15 GAL. (10 SF EA)  
> 15 GAL. (15 SF EA)

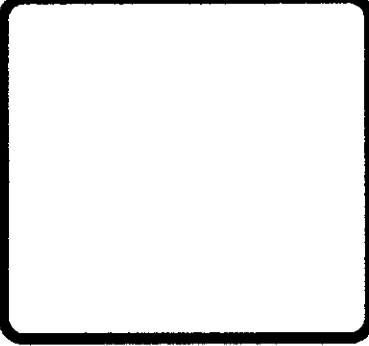
PROPOSED LANDSCAPING:  
12 CANOPY TREES (1.5" - 3" DIAMETER)  
LIVE OAK (200 SF EACH)  
2,400 SF  
16 NON-CANOPY TREES (1.5" - 3" DIAMETER)  
CREPE MYRTLES (150 SF EACH)  
2,400 SF  
82 SHRUBS (5 GALLON MIN.)  
WAXLEAF LIGUSTRUM (10 SF EACH)  
820 SF  
TOTAL LANDSCAPE AREA  
=5,620 SF PROVIDED

NOTES:  
1. 100% COVERAGE OF GROUND COVER OR GRASS IS REQUIRED IN ALL AREAS.  
2. GROUND COVER SHALL BE HYDROSEEDDED.  
3. IRRIGATION PLAN TO BE SUBMITTED SEPARATELY.

NOTE:  
THE 6' HIGH SCREEN WALL AND THE BUFFER LANDSCAPE PLANTINGS CAN BE PHASED AS DEVELOPMENT OCCURS ADJACENT TO THE EXISTING RESIDENTIAL USES.

MARK	REVISION	BY	DATE

<b>Schultz Engineering, LLC</b> 2730 Longmire, Suite A College Station, Texas 77845 979.764.3900 TBPE NO. 12327					
SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	13-281	JANUARY 2014



**TOMMY'S DRIVE-IN**  
1520 W. 28TH STREET  
BRYAN, TEXAS

**LANDSCAPE PLAN**

SCALE	
VERTICAL	N/A
HORIZONTAL	1"=30'
PLOTTING SCALE:	1:1
FILE NAME:	13-281

EXHIBIT  
**L1**